| 141.0 | 0003 | 0020.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,153,000 | / | 1,153,000 |
| USE VALUE: | 1,153,000 | / | 1,153,000 |
| ASSESSED: | 1,153,000 | / | 1,153,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 58 | -60 | WALNUT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TRILLING SHARLET & |
| Owner 2: | O MALLEY TIMOTHY J & ANI |
| Owner 3: | |
| Street 1: | 58-60 WALNUT STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TRILLING SHARLET & ANNA - |
| Owner 2: | O MALLEY TIMOTHY J - |
| Street 1: | 58-60 WALNUT STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 9,841 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 4442 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 9841.000 | 652,300 | | 500,700 | 1,153,000 |
| Total Card | 0.226 | 652,300 | | 500,700 | 1,153,000 |
| Total Parcel | 0.226 | 652,300 | | 500,700 | 1,153,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 259.59 | /Parcel: 259.5

## Legal Description

## User Acct

90797

## GIS Ref

## GIS Ref

## Insp Date

07/23/20

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 141.0-0003-0020.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 562,800 | 0 | 9,841. | 500,700 | 1,063,500 | 1,063,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 432,200 | 0 | 9,841. | 500,700 | 932,900 | 932,900 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 432,200 | 0 | 9,841. | 443,400 | 875,600 | 875,600 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 404,800 | 0 | 9,841. | 371,900 | 776,700 | 776,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 404,800 | 0 | 9,841. | 371,900 | 776,700 | 776,700 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 359,800 | 0 | 9,841. | 321,900 | 681,700 | 681,700 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 359,800 | 0 | 9,841. | 311,100 | 670,900 | 670,900 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 374,700 | 0 | 9,841. | 296,100 | 670,800 | 670,800 | | 12/13/2012 |

!10907!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:08:43 |

## LAST REV

| Date | Time |
|---|---|
| 07/24/20 | 09:00:51 |
| danam | |
| 10907 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 90797 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TRILLING SHARLE | 54324-513 | | 2/24/2010 | Family | 10 | No | No | | |
| TRILLING SHARLE | 21876-399 | | 3/26/1992 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/19/2019 | 1884 | Heat App | 17,600 | C | | | | |
| 8/21/2019 | 1261 | Addition | 146,850 | O | | | | |
| 1/3/2019 | 22 | New Wind | 2,000 | C | | | | |
| 1/3/2019 | 25 | New Wind | 8,000 | C | | | | |
| 11/24/2014 | 1572 | Re-Roof | 11,995 | | | | | Strip and re-roof. |
| 2/12/2001 | 84 | Redo Bat | 5,000 | C | | | | |
| 11/11/1999 | 765 | Alterati | 1,000 | | | | | EXTEND 2ND FLOOR |
| 5/23/1998 | 419 | Addition | 28,500 | | | | | 18X24 ADDITION |
| 3/6/1995 | 88 | Manual | 9,310 | | | | | V/SIDING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/23/2020 | Measured | DGM | D Mann |
| 3/9/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/17/2009 | Inspected | 163 | PATRIOT |
| 1/9/2009 | Measured | 345 | PATRIOT |
| 1/4/2000 | Inspected | 264 | PATRIOT |
| 12/1/1999 | Mailer Sent | | |
| 11/23/1999 | Measured | 243 | PATRIOT |
| 6/28/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 9841 | | Sq. Ft. | Site | | 0 | 70. | 0.73 | 8 | | | | | | | | | 500,664 | | | | | | 500,700 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.22592 | Total SF/SM: | 9841 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | |
| Total: | 500,664 | Spl Credit | | Total: | 500,700 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Average |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.95773733 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 161.171 |
| Other Features: | 133557 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 801345 |
| Depreciation: | 149050 |
| Depreciated Total: | 652295 |

## COMMENTS

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: Line 1 | # Units: | 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Totals | RMs: | 13 | BRs: | 4 | Baths: | 1 | HB 1 |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 1998 |
| Kitchen: | |
| Baths: | 2001 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 2 | |
| 1 | 6 | 2 | |
| Totals | | | |
| 2 | 13 | 4 | |

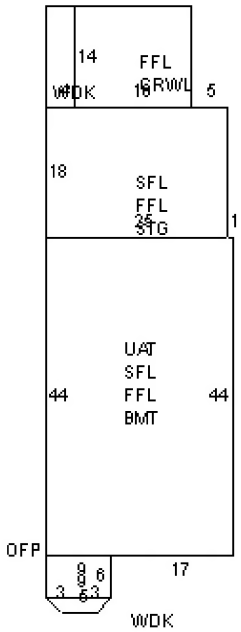
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 161.17 |
| Special Features: | 0 | Val/Su Net: | 115.64 |
| Final Total: | 652300 | Val/Su SzAd | 191.18 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,818 | 161.170 | 293,009 |
| SFL | Second Floor | 1,594 | 161.170 | 256,907 |
| BMT | Basement | 1,144 | 76.640 | 87,673 |
| STG | Storage | 450 | 6.380 | 2,871 |
| UAT | Upper Attic | 286 | 64.470 | 18,438 |
| CRWL | Crawl Space | 224 | 24.180 | 5,415 |
| WDK | Deck | 71 | 15.840 | 1,125 |
| OFP | Open Porch | 54 | 43.560 | 2,352 |
| | Net Sketched Area: | 5,641 | Total: | 667,790 |
| Size Ad | 3412 | Gross Are | 6499 | FinArea 4442 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 90 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

141.0-0003-0020.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1990 | 0.00 | T | 23.2 | 104 | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |